



ZRD1/CCD1 Response Form

Location Information (To be completed by a Buildings Department official if applicable)

House No(s) 200-208

Street Name Amsterdam Avenue

Borough Manhattan

Block 1158

Lot 133

BIN 1030358

Job No.

DETERMINATION (To be completed by a Buildings Department official)

Request has been: Approved Denied Approved with conditions

Follow-up appointment required? Yes No

Primary Zoning Resolution or Code Section(s):

Other secondary Zoning Resolution or Code Section(s):

Comments:

CONTROL# 44647

APPROVED WITH CONDITIONS:

Applicants request to utilise a light and air easement at the south and west facades to provide for supply and exhaust uses at the lower floors is hereby approved as follows:

- i) Proposed mechanical design shall comply with 2014 MC.
- ii) The existing light and air easement shall be modified to clearly authorize the proposed use.
- iii) The proposed easement shall be text of the approved by the department prior to execution and registration.
- iv) The measurement for distance between outlet/inlet terminations of supply and exhaust be measured to the easement boundary opposite the wall of inlet/outlet termination.

 Note: If approved determination is not scanned or microfilmed, it will be deemed invalid.

For

Name of Authorized Reviewer (please print): MARTIN REBHOLZ, RA

Title (please print): MANHATTAN BOROUGH COMMISSIONER

Authorized Signature:

Date: 10-04-2016

Time:

Issuers: write signature, date, and time on each page of the request forms; and attach this form

Note: Determination will expire if construction document approval is not obtained within 12 months of issuance.

RODNEY GITTENS, R.A.
 Deputy Borough Commissioner



CCD1: Construction Code Determination Form

44647.

Onset and Affix BIS job number label here

Must be typewritten

1 Location Information Required for all requests on filed applications. M. ABUENOUA.

House No(s) 200-208 Street Name AMSTERDAM AVENUE
Borough Manhattan Block 1158 Lot 133 BIN 1030358 CB No 107

2 Applicant Information Required for all requests on filed applications

Last Name MCHUGH First Name CHRISTOPHER Middle Initial
Business Name AKF ENGINEERING Business Telephone (212) 354-5656
Business Address ONE LIBERTY PLAZA, 165 BROADWAY 22ND FLOOR Business Fax (212) 354-5668
City NEW YORK State NY Zip 10006 Mobile Telephone () -
E-Mail CMCHUGH@AKFGROUP.COM License Number 073130
License Type [X] P E [] R.A. [] P.L.A. DOB PENS ID # (if available)

3 Attendee Information Required if different from Applicant in section 2 or no Applicant

Relationship to the property [X] Filing Representative [] Attorney [] Other.
Last Name JACKIER First Name PHILLIP Middle Initial
Business Name GILLMAN CONSULTING INC Business Telephone (212) 349-9304
Business Address 40 WORTH ST SUITE 600 Business Fax (212) 349-9346
City NEW YORK State NY Zip 10013 Mobile Telephone (917) 715-6264
E-Mail PHILLIP@GILLMANINC.COM License/Registration # (if P E R A Attorney) 022203
DOB PENS ID # (if available) A10679

4 Nature of Request Required for all requests Only one request may be submitted per form

Note Do not use this form for Zoning Resolution determination requests - use ZRD1 form
Appointment is requested with: [X] Borough Commissioner's Office [] Technical Affairs
Job associated with this request? [] Yes (provide job#/doc#/examiner name below) [X] No
Job Number: Document Number: Examiner:
Has this request been previously denied? [] Yes (attach all denied request form(s) and attachment(s)) [] No
Indicate total number of pages submitted with this request, including attachments: (attachment may not be larger than 11" x 17")
Construction Code (if applicable): [X] 2014 Code [] 2008 Code [] 1968 Code [] Prior to 1968 Code
Indicate relevant code section(s), rule(s), etc. MC 401.4 Intake opening location; MC 404 Enclosed parking garage;
MC 501 2.1 Location of exhaust outlets; MC 811.2 Generator discharge opening termination requirements
Indicate all Buildings Department officials that you have previously reviewed this issue with (if any):
[] Borough Commissioner [] Code & Zoning Specialist [] General Counsel's Office
[] Deputy Borough Commissioner [] Chief Plan Examiner [] Other:

ADMINISTRATIVE USE ONLY

Reference # Appointment date Appointment time:
Appointment Scheduled With:
Comments:
Reviewed By: Date 9/6/16 Time:
10/4/16

2/21

5 Description of Request (additional space is available on page 3)

This is a request for:

- Interpretation or clarification
- Variation of Building Code or Rules per § 28-103 3 (please state in detail the practical difficulty that is specific to this project, and provide the analysis as to equally safe alternative, as per NYC Charter Section 645(b)(2))
- Variation of Multiple Dwelling Law (MDL) § 277 16 for Article 7B Buildings (please state in detail the practical difficulty that is specific to this project and provide the analysis as to equally safe alternative, as per NYC Charter Section 645(b)(2))

Note: Variations of any other MDL provisions must be filed with the Board of Standards and Appeals (BSA) per MDL § 310.

Please itemize all attachments, including plans/sketches, submitted with this form. If this is based on a plan examiner objection, type in the applicable objection text exactly as it appears on the objection sheet.

Pre-determination is respectfully requested to direct intake and exhaust air across a building tax lot line when there exists a "light and air" easement [see attached].

This proposed new building will be a residential [R-2] structure with accessory amenities at the lower floors. The building will be located at the northwest corner of West 69th Street and Amsterdam Avenue. The site is subject to a number of constraints including "light and air easements" on the south and west lot lines, an existing adjacent building on the parcel to the north, and building walls proposed at the lot lines on the East, South and West facades. Additionally, due to the site fronting a single street, all utilities and POE's must enter the building from Amsterdam Avenue

Accessory amenities are proposed in the below grade floors including an enclosed parking facility, a swimming pool and a fitness center, all requiring fresh air intake and exhaust air. It is also proposed to locate the emergency generator within these lower levels

The Amsterdam Avenue frontage is not a viable location for the fresh air intake and exhaust due to the utility POE rooms below grade and the building entrance at street level, leaving only the south and west façades as viable alternatives. It is therefore proposed to utilize the existing "light and air" easement at the south and west facades to exhaust air for the uses at the lower floors. Intake ducts will contain fire / smoke dampers as per NYC Code requirements

The following 2014 Mechanical Code sections apply to the intake air and exhaust air for the proposed uses at the lower floors [see attached]

Exhaust

- 1. Parking garage: MC 501.2.1 – item 1 – 10 feet from property lines, 10 feet above grade
- 2. Environmental exhausts (spill air from HVAC systems, ventilation exhaust from generator): MC 501.2.1 – item 3- 3 feet from property lines and 10 feet from intakes.
- 3. Exhaust can not be directed onto public walkways MC 501 2.1.1.
- 4. Generator products of combustion exhaust (flue) – MC 811.2 – exhaust is to be directed to not jeopardize health and safety of people.

Ventilation air intake

- 1 MC 401.4 – intakes located 10 feet from property lines

The 30 foot wide "light and air easement" [see attached] on the south and west facades create the parameters that will provide the required separation between buildings and exhaust meeting the intent and provisions of the Code

Note: Buildings Department Determination will be issued on the CCD1 Response Form

ADMINISTRATIVE USE ONLY			
Reviewed By:		Date: 6-6-15	Time:

10/4/16

3/21

6 Description of Request (use this section if additional space is required for description)



Note: Buildings Department Determination will be issued on the CCD1 Response Form

7 Statements and Signature Required for all requests

I hereby state that all of the above information is correct and complete to the best of my knowledge. Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a City employee, or for a City employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine, or both

Name (please print)

CHRISTOPHER J. ...

Signature



P.E. / R.A. ... Sign and date over seal - not required for Admittance/Initial/Continuing applications

ADMINISTRATIVE USE ONLY

Reviewed By:

Handwritten signature of Christopher J. ...

Date:

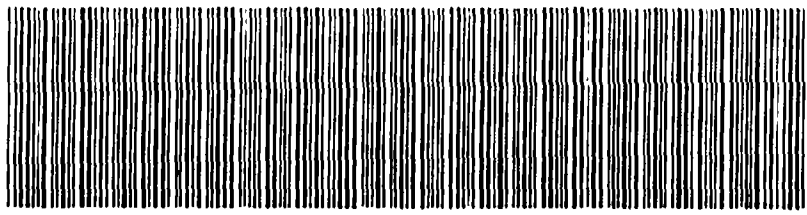
9/6/16
10/4/16

Time:

Handwritten mark: 4/21

**NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER**

This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.



2014123001316001003EA56D

RECORDING AND ENDORSEMENT COVER PAGE

PAGE 1 OF 10

Document ID: 2014123001316001

Document Date: 12-19-2014

Preparation Date: 02-02-2015

Document Type: EASEMENT

Document Page Count: 8

PRESENTER:

TITLEVEST AGENCY
44 WALL STREET/ DR-NY-440023
10TH FLOOR
NEW YORK, NY 10005
212-757-5800
RECORDINGS@TITLEVEST.COM

RETURN TO:

TITLEVEST AGENCY
44 WALL STREET/ DR-NY-440023
10TH FLOOR
NEW YORK, NY 10005
212-757-5800
RECORDINGS@TITLEVEST.COM

PROPERTY DATA

Borough	Block	Lot	Unit	Address
MANHATTAN	1158	1405	Entire Lot 1405	170 WEST END AVENUE

Property Type: SINGLE RESIDENTIAL COOP UNIT

Borough	Block	Lot	Unit	Address
MANHATTAN	1158	1401	Entire Lot 1401	170 WEST END AVENUE

Property Type: COMMERCIAL REAL ESTATE

Additional Properties on Continuation Page

CROSS REFERENCE DATA

CRFN _____ or DocumentID _____ or Year _____ Reel _____ Page _____ or File Number _____

PARTIES

GRANTOR/SELLER:
BOARD OF MANAGERS OF THE 170 WEST END AVENUE CONDO
170 WEST END AVENUE
NEW YORK, NY 10023

GRANTEE/BUYER:
ACP AMSTERDAM III, LLC
460 PARK AVENUE, 11TH FLOOR, C/O AMERICAN CONTINENTAL PROPERTIES LLC
NEW YORK, NY 10022

FEES AND TAXES

Mortgage :		Filing Fee:	
Mortgage Amount:	\$ 0.00	\$	250.00
Taxable Mortgage Amount:	\$ 0.00	NYC Real Property Transfer Tax:	
Exemption:		\$	0.00
TAXES: County (Basic):	\$ 0.00	NYS Real Estate Transfer Tax:	
City (Additional):	\$ 0.00	\$	0.00
Spec (Additional):	\$ 0.00		
TASF:	\$ 0.00		
MTA:	\$ 0.00		
NYCTA:	\$ 0.00		
Additional MRT:	\$ 0.00		
TOTAL:	\$ 0.00		
Recording Fee:	\$ 89.00		
Affidavit Fee:	\$ 0.00		

**RECORDED OR FILED IN THE OFFICE
OF THE CITY REGISTER OF THE
CITY OF NEW YORK**

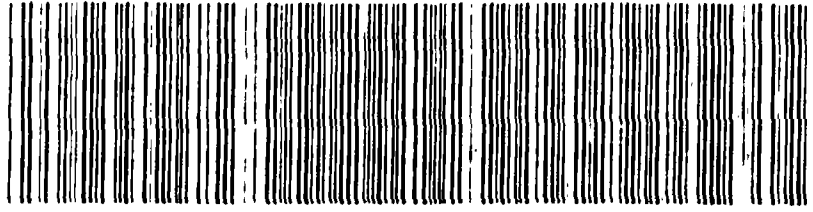


Recorded Filed 02-06-2015 10:22
City Register File No.(CRFN):
2015000041853

Gaette McMill
City Register Official Signature

5/21

NYC DEPARTMENT OF FINANCE
OFFICE OF THE CITY REGISTER



2014123001316001003CA7ED

RECORDING AND ENDORSEMENT COVER PAGE (CONTINUATION)

PAGE 2 OF 10

Document ID: 2014123001316001
Document Type: EASEMENT

Document Date: 12-19-2014

Preparation Date: 01-14-2015

PROPERTY DATA

Borough	Block Lot	Unit	Address
MANHATTAN	1158 1402 Entire Lot	1402	170 WEST END AVENUE
Property Type: COMMERCIAL REAL ESTATE			
Borough	Block Lot	Unit	Address
MANHATTAN	1158 1403 Entire Lot	1403	170 WEST END AVENUE
Property Type: COMMERCIAL REAL ESTATE			
Borough	Block Lot	Unit	Address
MANHATTAN	1158 1404 Entire Lot	1404	170 WEST END AVENUE
Property Type: COMMERCIAL REAL ESTATE			

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Record and Return:
Baker Hostetler
45 Rockefeller Plaza
New York, NY 10111

LIGHT AND AIR EASEMENT AGREEMENT

EASEMENT AGREEMENT made ^{as of} this 19th day of December, 2014, between the Board of Managers of The 170 West End Avenue Condominium (the "Condominium"), on behalf of all Condominium unit owners (the "Unit Owners"), hereinafter referred to as the "Grantor," having an office at 170 West End Avenue, New York, NY ¹⁰⁰²³ and ACP AMSTERDAM III, LLC hereinafter referred to as the "Grantee," having an office at c/o American Continental Properties, LLC., 460 Park Avenue, 11th floor, New York, NY 10022.

WHEREAS, the Grantor is the authorized agent of the Unit Owners, the fee owners of certain land located in the City and State of New York, Borough of Manhattan, designated as Block 1158, Lots 1401 through 1404 (for the professional units of the Condominium) and Lot 1405 (for the residential unit of the Condominium), f/k/a lot 30 on the Tax Map of the City of New York, hereinafter referred to as Parcel A and more particularly described by a metes and bounds description set forth in Schedule A annexed hereto and by this reference made a part hereof;

WHEREAS, the Grantee is the fee owner of certain land located in the City and State of New York, Borough of Manhattan, designated as Block 1158, Lots 133 and 134 on the Tax Map of the City of New York, hereinafter referred to as Parcel B and more particularly described by a metes and bounds description set forth in Schedule B annexed hereto and by this reference made a part hereof;

Block: 1158
Lots: 1401-1405

WHEREAS, there will be constructed a multistory building on Parcel B;

WHEREAS, Grantee will request the New York City Department of Buildings (the "Department of Buildings") to act upon Application No. _____ to construct a new building for mixed commercial and residential use on Parcel B; and

WHEREAS, the Department of Buildings may approve the Application upon the condition, inter alia, that Grantor create an easement for light and air for the benefit of the present and future owners of Parcel B in order to comply with the applicable provisions of Sections 27-732 and 27-746 of the 1968 Building Code or Sections BC 1203.4 and BC 1205.2 of the 2008 Building Code, as applicable.

NOW, THEREFORE, good and valuable consideration having been paid, the Grantor, as agent and on behalf of the Unit Owners and their respective legal representatives, successors and assigns hereby makes the following grant to Grantee, its legal representatives, successors, and assigns and to any future owner of Parcel B:

1. The right to unrestricted light and air over the portion of Parcel A that is more particularly described by the metes and bounds description set forth in Schedule C, annexed hereto and, by this reference, fully incorporated herein, such that any construction on such portion of Parcel A shall never infringe upon the light and air provided to Parcel B. The foregoing right is, however, subject to the terms set forth in Schedule C.

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2. This easement agreement may not be modified, amended or terminated without the prior written consent of the Department of Buildings.

3. The covenants set forth herein shall run with the land and be binding upon and inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and assigns.

4. Failure to comply with the terms of this easement agreement may result in the revocation of a building permit or certificate of occupancy.

5. This easement agreement shall be recorded at the city register's (county clerk's) office against all affected parcels of land and the cross-reference number and title of the easement agreement shall be recorded on each temporary and permanent certificate of occupancy hereafter issued to buildings located on the affected parcels and in any deed for the conveyance thereof.

IN WITNESS WHEREOF, the parties have made and executed the foregoing easement agreement as of the date hereinabove written.

Grantor:

Board of Managers of The 170 West End Avenue Condominium
(on behalf of all Unit Owners)

By: 

Name: ROBERT SASIN

Title: PRESIDENT

Grantee:

ACP AMSTERDAM III, LLC

By: ACP Amsterdam Development, L.L.C.

By: LTG West End Corp., (its Manager)

By: 

Name: Barbara B. Daly

Title: Managing Director

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Acknowledgment

STATE OF NEW YORK)

) ss.:

COUNTY OF NEW YORK)

On the 22nd day of December, in the year 2014, before me, the undersigned personally appeared Robert Jaden, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Margaret Chan
Notary Public

MARGARET CHAN
Notary Public, State of New York
No. 01-CH6116826
Qualified in Queens County
Commission Expires October 12, 2016

Acknowledgment

STATE OF NEW YORK)

) ss.:

COUNTY OF NEW YORK)

On the 18th day of December, in the year 2014, before me, the undersigned personally appeared Barbara B. Daly, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Margie Lee
Notary Public

MARGIE LEE
Notary Public, State of New York
No. 01LE5052439
Qualified in Kings County
Commission Expires Nov. 27, 11/2017

Margie Lee
Notary Public, State of New York
No. 01LE5052439
Qualified in Kings County
Commission Expires Nov 27, 2017

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SCHEDULE A
PARCEL A

SCHEDULE A

PARCEL A

ALL that certain plot, piece or parcel of land, situate, lying and being in the Borough of Manhattan, City, County and State of New York, bounded and described as follows:

BEGINNING at a point on the westerly side of Amsterdam Avenue, 100 feet wide, distant 220 feet 10 inches southerly from the corner formed by the intersection of the westerly side of Amsterdam Avenue with the southerly side of West 70th Street, 60 feet wide;

RUNNING THENCE southerly along the westerly side of Amsterdam Avenue, 65 feet;

THENCE westerly at right angles to Amsterdam Avenue, 80 feet;

THENCE southerly parallel with Amsterdam Avenue, 50 feet;

THENCE westerly at right angles to the preceding course 20 feet to a point on a line 100 feet westerly from and parallel with Amsterdam Avenue;

THENCE southerly along said parallel line, 198 feet 4 inches;

THENCE westerly at right angles to the preceding course, 364 feet 4 inches;

THENCE northerly parallel with West End Avenue, 39 feet 4 inches;

THENCE westerly at right angles to West End Avenue 335 feet 8 inches to a point on the easterly side of West End Avenue;

THENCE northerly along the easterly side of West End Avenue, 15 feet;

THENCE easterly at right angles to West End Avenue, 335 feet 8 inches;

THENCE northerly parallel with West End Avenue 259 feet to a point on a line distance 200 feet 10 inches southerly from and parallel with the southerly side of West 70th Street, 80 feet wide;

THENCE easterly along said parallel line 309 feet 4 inches;

THENCE northerly at right angles to the preceding course, 120 feet 5 inches to a point on a line 100 feet 5 inches southerly from and parallel with West 70th Street 60 feet wide;

THENCE easterly along said parallel with Amsterdam Avenue, 120 feet 5 inches;

THENCE easterly at right angles to Amsterdam Avenue, 100 feet to the point or place of BEGINNING.

SCHEDULE B

PARCEL B

Lot 133:

All that certain lot, piece or parcel of land, situate, lying and being in the borough of Manhattan, City, County and State of New York, bounded and described as follows:

BEGINNING at a point on the westerly side of Amsterdam Avenue, distant 100 feet 5 inches from the corner formed by the intersection of the westerly side of Amsterdam Avenue, and the southerly side of West 70th Street;

Running thence westerly parallel with West 70th Street, 100 feet;

Thence southerly parallel with Amsterdam Avenue, 50 feet;

Thence easterly parallel with West 70th Street, 100 feet to the westerly side of Amsterdam Avenue; and

Thence northerly along the westerly side of Amsterdam Avenue, 50 feet to the point or place of the **BEGINNING**.

Lot 134:

All that certain lot, piece or parcel of land, situate, lying and being in the borough of Manhattan, City, County and State of New York, bounded and described as follows:

BEGINNING at a point on the westerly side of Amsterdam Avenue, distant 150 feet 5 inches from the corner formed by the intersection of the westerly side of Amsterdam Avenue, and the southerly side of West 70th Street;

Running thence westerly parallel with West 70th Street, 100 feet;

Thence southerly parallel with Amsterdam Avenue, 70 feet 5 inches;

Thence easterly parallel with West 70th Street, 100 feet to the westerly side of Amsterdam Avenue; and

Thence northerly along the westerly side of Amsterdam Avenue, 70 feet 5 inches to the point or place of the **BEGINNING**.

SCHEDULE C
PORTION OF PARCEL A

All that portion of a certain lot, piece or parcel of land, situate and being in the Borough of Manhattan, City, County and State of New York, which lies above a horizontal plane, the elevation of which is twelve (12) feet above grade (78.46 feet above the North American Vertical Datum of 1988 (NAVD88), established by the National Geodetic Survey; the "Horizontal Plane"), and which is bounded and lies within the vertical planes described as follows:

BEGINNING at a point in the westerly line of Amsterdam Ave distant 712'-6" northerly from the corner formed by the intersection of the westerly line of Amsterdam Ave with the northerly line of West 66th Street;

Running thence northerly, along the westerly line of Amsterdam Avenue, 30'-0";

Thence westerly, parallel with the northerly line of West 66th Street, 100'-0";

Thence northerly, parallel with the westerly line of Amsterdam Avenue, 120'-5";

Thence westerly, parallel with the northerly line of West 66th Street, 30'-0";

Thence southerly, parallel with the westerly line of Amsterdam Avenue, 120'-5";

Thence easterly, parallel with the northerly line of West 66th Street, 30'-0";

Thence southerly, parallel with the westerly line of Amsterdam Avenue, 30'-0";

Thence easterly, parallel with the northerly line of West 66th Street, 100'-0"; to the point or place of **BEGINNING**.

No buildings or improvements shall be constructed or allowed to exist below the Horizontal Plane except roads, paths, parking areas or other surface only type improvements.

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CHAPTER 4 VENTILATION

SECTION MC 401 GENERAL

401.1 Scope. This chapter shall govern the ventilation of spaces within a building intended to be occupied. Mechanical exhaust systems, including exhaust systems serving clothes dryers and cooking appliances; hazardous exhaust systems; dust, stock and refuse conveyor systems; subslab soil exhaust systems; smoke control systems, energy recovery ventilation systems and other systems specified in Section 502 shall comply with Chapter 5.

401.2 Ventilation required. Every occupiable space shall be ventilated by natural means in accordance with Section 402 or by mechanical means in accordance with Section 403. Every habitable space shall be ventilated by natural means in accordance with Section 402, and, if required by Table 403.3, by mechanical means in accordance with Section 403.

401.3 When required. Ventilation shall be provided during the periods that the room or space is occupied.

401.4 Intake opening[‡] location. Air intake openings shall comply with the following:

1. Intake openings shall be located a minimum of 10 feet (3048 mm) from lot lines or buildings on the same lot. For buildings on lots measuring less than 20 feet (6096 mm) in width, intake openings shall be located at the centerline between lot lines.[‡] Where openings front on a street or public way, the distance shall be measured to the centerline of the street or public way.
2. Outdoor intakes for high-rise office buildings having occupied floors located more than 75 feet (22 860 mm) above the lowest level of fire department vehicle access serving spaces above the second story and serving spaces greater than 10,000 square feet (929 m²) of floor area shall be located at least 20 feet (6096 mm) above ground level, at least 30 feet (9144 mm) from exhaust outlets and other exhaust discharges, and at least 20 feet (6096 mm) from areas that may collect vehicular exhaust, such as off street loading bays.
3. Mechanical and gravity outdoor air intake openings shall be located not less than 10 feet (3048 mm) horizontally from any hazardous or noxious contaminant source, such as vents, exhausts (including but not limited to exhaust from dry cleaning establishments, spray booths, and cooling towers), streets, alleys, parking lots and loading docks, except as specified in Item 3 of Section 501.2.1.
4. Where the requirements of Item 3 above cannot be achieved, intake openings shall be located not less than

3 feet (914 mm) below contaminant sources where such sources are located within 10 feet (3048 mm) of the opening.

5. Intake openings in Group I occupancies shall comply with ANSI/ASHRAE/ASHIE 170, as required.

6. Intake openings on structures in flood hazard areas shall comply with Appendix G of the *New York City Building Code*.

Exception: Group R-3 occupancies are not required to comply with Section 401.4.[‡]

401.4.1[‡] Required dampers in intake openings. An outdoor air intake opening with gross area of more than 144 square inches (0.0929 m²) shall be provided with fire dampers and smoke dampers, or combined fire and smoke dampers when such opening is located as follows:

1. Less than 30 feet (9144 mm) above grade.
2. Less than 30 feet (9144 mm) in any direction from any opening in another building.
3. Less than 15 feet (4572 mm) from a lot line.
4. Less than 50 feet (15 240 mm) above and less than 50 feet (15 240 mm) in any direction from a roof constructed of combustible material or a building in which the exterior walls are constructed wholly or partly of wood.
5. Where fire dampers are required by Section 607.5.6.

Exceptions:

1. Smoke dampers shall not be required for outdoor air intake openings installed in any construction required to have a fire-resistance rating that is less than 2 hours.
2. Smoke dampers shall not be required for outdoor air intake openings of systems greater than 15,000 cfm (7.1 m³/s) which are provided with smoke dampers in accordance with Chapter 6 of this code and arranged so as to not introduce smoke into the building or space in which the equipment is located.

401.5 Intake opening protection. Air intake openings that terminate outdoors shall be protected with corrosion-resistant screens, louvers or grilles. Openings in louvers, grilles and screens shall be sized in accordance with Table 401.5,[‡] and shall be protected against local weather conditions. Outdoor air intake openings located in exterior walls shall meet the provisions for exterior wall opening protectives in accordance with the *New York City Building Code*.

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CHAPTER 5

EXHAUST SYSTEMS

SECTION MC 501 GENERAL

501.1 Scope. This chapter shall govern the design, construction and installation of mechanical exhaust systems, including exhaust systems serving clothes dryers and cooking appliances; hazardous exhaust systems; dust, stock and refuse conveyor systems; slab soil exhaust systems; smoke control systems; energy recovery ventilation systems; and other systems specified in Section 502.‡

501.2 Exhaust discharge. The air removed by every mechanical exhaust system shall be discharged outdoors at a point where it will not cause a nuisance and the air shaft will be located not less than the distances specified in Section 501.2.1. The air shall be discharged to a location from which it cannot again be readily drawn in by a ventilating system. Air shall not be exhausted into an attic or crawl space.

Exceptions:

1. Whole-house ventilation-type attic fans shall be permitted to discharge into the attic space of dwelling units having private attics.
2. Commercial cooking recirculating systems.

501.2.1 Location of exhaust outlets. The termination point of exhaust outlets and ducts discharging to the outdoors shall be located within the following minimum distances:

1. For ducts conveying noxious, toxic, explosive or flammable vapors, fumes or dusts (including but not limited to exhaust from dry cleaning establishments and spray booths): 30 feet (9144 mm) from property lines; 10 feet (3048 mm) from operable openings into buildings; 6 feet (1829 mm) from exterior walls and roofs; 30 feet (9144 mm) from combustible walls and operable openings into buildings which are in the direction of the exhaust discharge; 10 feet (3048 mm) above adjoining grade. Additional requirements may apply to Hazardous Exhaust Systems; see Section 510.
2. For other product-conveying outlets: 10 feet (3048 mm) from the property lines; 3 feet (914 mm) from exterior walls and roofs; 10 feet (3048 mm) from operable openings into buildings; 10 feet (3048 mm) above adjoining grade; 10 feet from any exterior fire escape, stair, or balcony.
3. For all environmental air exhaust outlets: 3 feet (914 mm) from property lines; 3 feet (914 mm) from operable openings into buildings for all occupancies other than Group U, and 10 feet (3048 mm) from mechanical air intakes. Such exhaust outlets shall not be considered hazardous or noxious.
4. Exhaust outlets and openings serving structures in flood hazard areas shall be installed in accordance

with Appendix G of the *New York City Building Code*.

5. For specific systems see the following sections:
 - 5.1. Clothes dryer exhaust, Section 504.4.
 - 5.2. Kitchen hoods and other kitchen exhaust equipment, Sections 506.3.12, 506.4 and 506.5.
 - 5.3. Dust stock and refuse conveying systems, Section 511.
 - 5.4. Subslab soil exhaust systems, Section 512.4.
 - 5.5. Smoke control systems, Section 513.10.3
 - 5.6. Refrigerant discharge, Section 1105.7.
 - 5.7. Machinery room discharge, Section 1105.6.1.

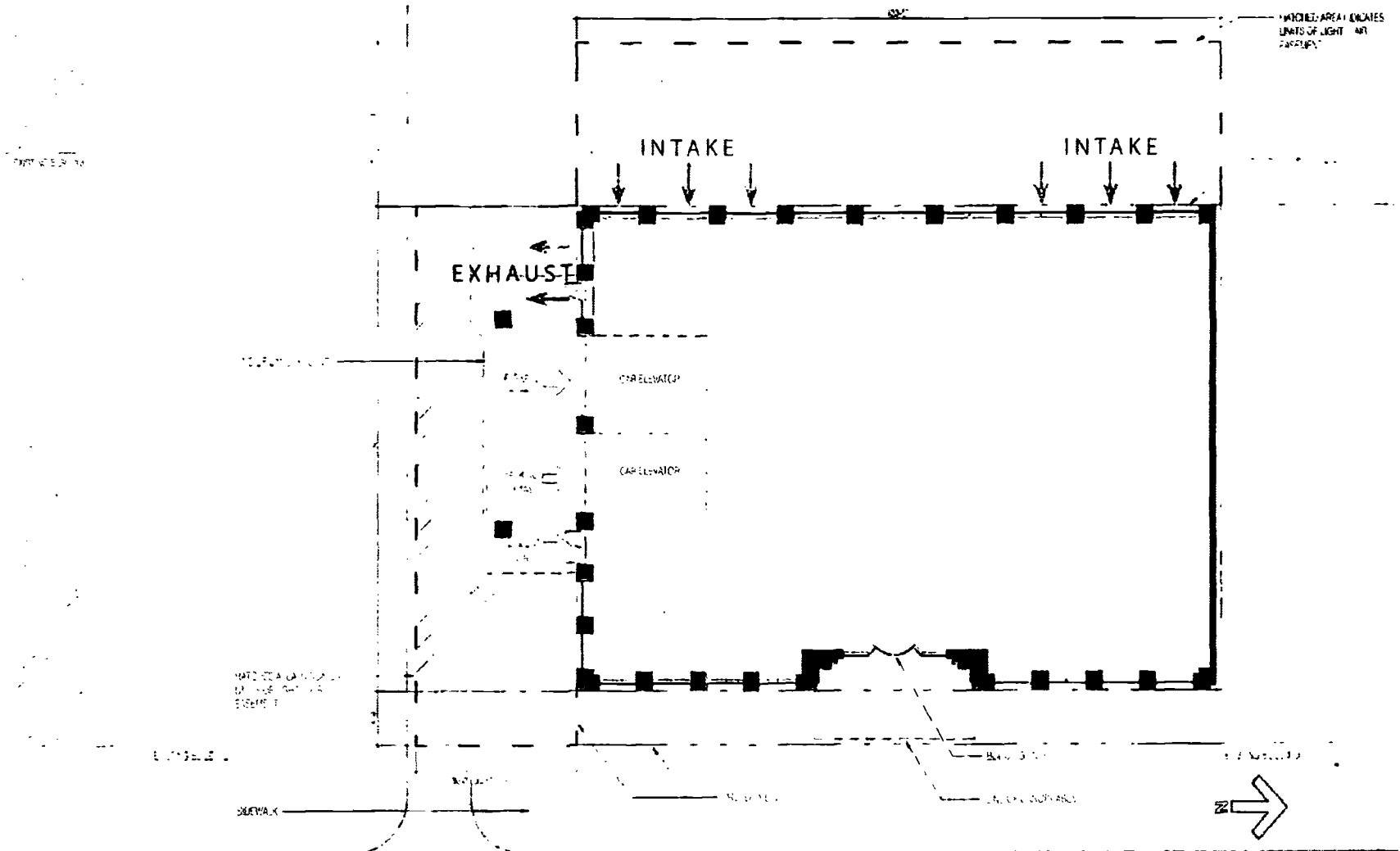
6. In Occupancy Groups R-2 and R-3 each dwelling unit may be individually exhausted directly to the outdoors with a dedicated, exhaust fan and shall comply with the following:

- 6.1. The exhaust system for the kitchen and the toilet/baths may be combined to the inlet of a continuously operated single fan, provided such exhaust system serves only one dwelling unit.
- 6.2. The dedicated exhaust from each dwelling unit shall be directed away from any window serving the same dwelling unit from which the exhaust is taken, and in addition, such exhaust opening shall terminate at least:
 - 6.2.1. Two feet (610 mm) from any operational window or door serving the same dwelling unit.
 - 6.2.2. Three feet (1219 mm) from any operational window or door serving an adjoining dwelling unit.
 - 6.2.3. Three feet (1219 mm) from any operational window or door serving another occupancy group in the same building.
 - 6.2.4. Ten feet (3048 mm) from any outdoor air intake opening.
 - 6.2.5. Ten feet (3048 mm) above the public sidewalk adjoining the same building.
 - 6.2.6. All other minimum distances prescribed in Items‡ 1 through 5 of Section 501.2.1 shall be satisfied.‡

501.2.1.1 Exhaust discharge. Exhaust air shall not be directed onto walkways.‡

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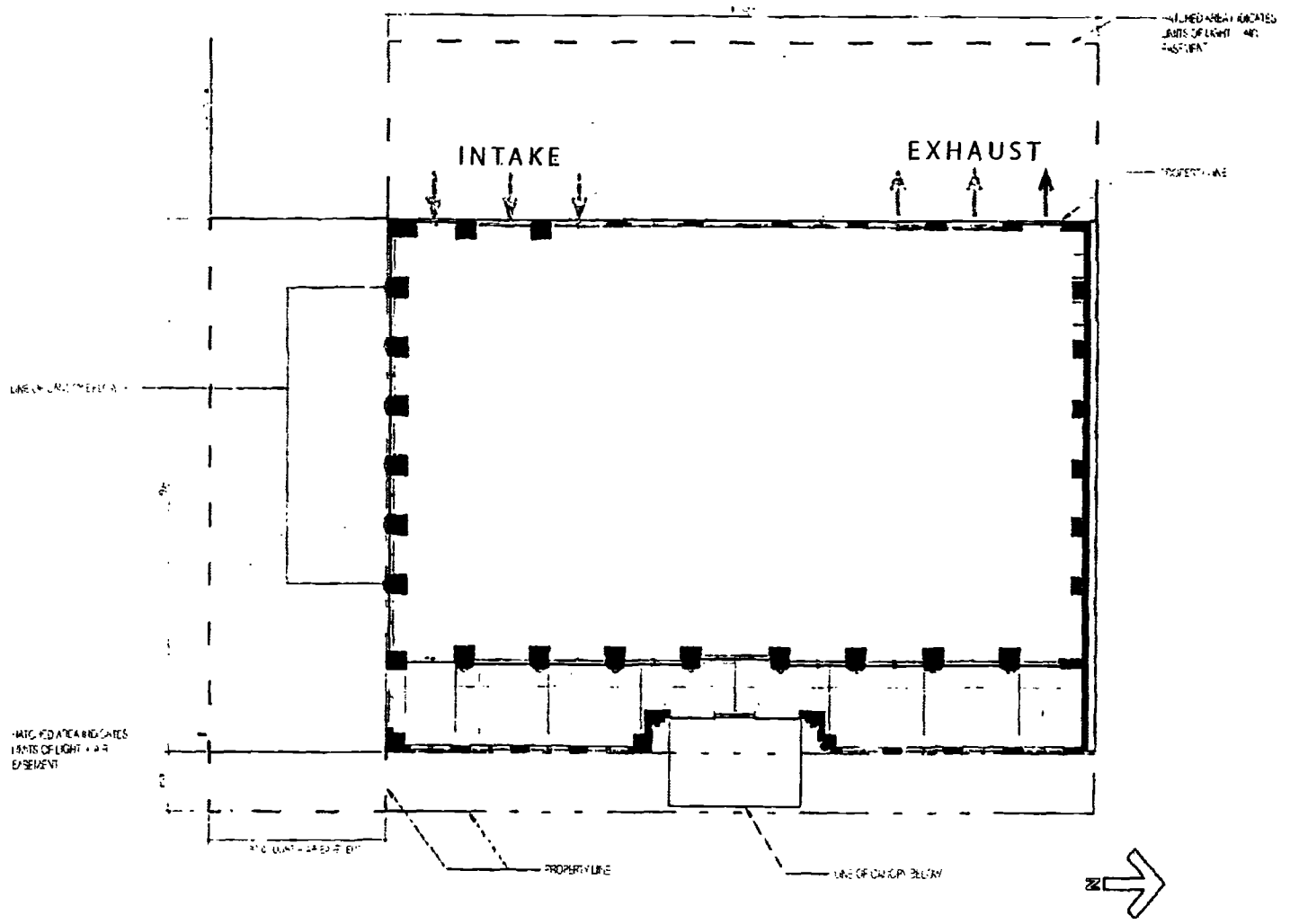
CROSSL SECTION



AMSTERDAM AVENUE

FOR ARCHITECTURAL RECORDS | JANUARY 1924 | SHEET OF THE ARCHITECTURAL RECORDS FOR THE CITY OF NEW YORK | LEBES MAHRELLI ARCHITECTS

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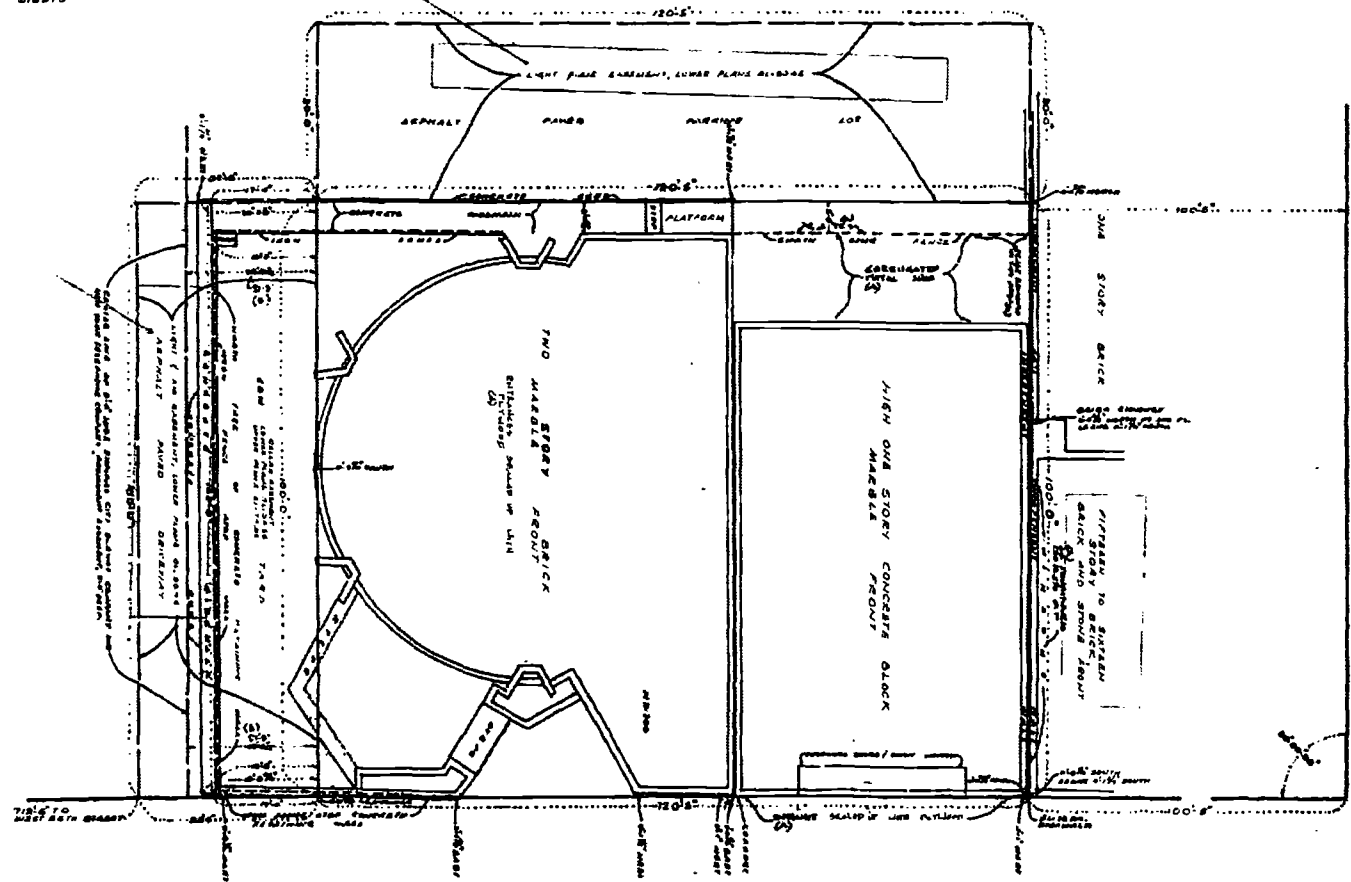


SECTION - ENGINEERING

2/2

133 L-B. 1158

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AMSTERDAM AVENUE

WEST 70TH STREET

SEAL HEREON IS FOR VISUAL EXAMINATION OF PREMISES DATED 3/24/68

THIS SURVEY IS CERTIFIED TO BE TRUE AND CORRECT BY THE SURVEYOR AND THE ENGINEER AT THE TIME OF THE SURVEY AND THE ENGINEER'S SIGNATURE IS A NECESSARY PART OF THIS SURVEY. THE SURVEYOR'S SIGNATURE IS A NECESSARY PART OF THIS SURVEY. THE ENGINEER'S SIGNATURE IS A NECESSARY PART OF THIS SURVEY.

ENCROACHMENTS IF ANY BEING SURFACE NOT SHOWN HEREON SURVEYED MARCH 18, 1968
EARL B. LOVELL - S. P. BELCHER, INC.



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